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Director's Rule 12-2003

Applicant: City of Seattle Department of Design, Construction & Land Use	Page 1 of 3	Supersedes: N/A
	Publication: 8/28/03, 10/16/03	Effective:
Subject: Clarifying terms and provisions regarding minor communications utilities (personal wireless facilities) in Single Family, Residential Small Lot, Lowrise, Midrise, and Highrise Zones	Code and Section Reference: SMC Title 15, Street Use, Section 15.32.300 SMC Title 23, Land Use Code, Sections 23.57.009, 23.57.010 and 23.57.011	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Land Use Code, Technical and Procedural	Approved	Date

PURPOSE

This rule clarifies terms and criteria pertaining to the placement of minor communication utilities (personal wireless facilities) in Single Family, Residential Small Lot, Lowrise, Midrise and Highrise zones.

RULE ONE:

A. To assist in making consistent decisions and recommendations regarding the siting of minor communication utilities, the phrases below, contained within SMC

Sections 23.57.009, 23.57.010 and 23.57.011, are defined as follows¹:

1. **“Effectively providing service”** means the level of service preferred by the person or entity applying for the proposed minor communication utility. The preferred level of service will not be evaluated by the Director, but will instead be used as a comparison in the evaluation of alternate locations for the proposed minor communication utility.

2. **“Least intrusive location”** means that the location of the proposed minor communication facility is consistent with the following order of preference for the siting of minor communication utilities. Industrial zones are the most desirable locations, and Single Family and Residential Small Lot zones (non-arterial) are the least desirable locations:

- a. Industrial zones
- b. Downtown zones
- c. Commercial zones
- d. Neighborhood Commercial zones
- e. Multifamily zones (arterial)
- f. Multifamily zones (non-arterial)
- g. Single Family and Residential Small Lot zones (arterial)
- h. Single Family and Residential Small Lot zones (non-arterial)

In general, minor communication utilities should be located on or within non-single family structures, including but not limited to water towers, transmission towers, institutions, commercial structures and multifamily structures.

3. **“Least intrusive facility”** means that the proposed minor communication utility and its associated equipment, including but not limited to additions to existing structures, new structures, poles, cellular antennae and conduit, must be designed and placed in a manner that will result in the least amount of visual and neighborhood character impacts. Impacts may include but are not limited to aesthetics and obstruction of public and private views. In addition, all proposed minor communication utilities must conform to SMC Section 23.57.016, Visual Impacts and Design Standards.

In general, once the appropriate zone is determined, cellular antennas should be placed according to the following order of preference:

- a. City Light transmission structure
- b. Water tower
- c. Rooftop or facade of a nonresidential structure
- d. Rooftop or facade of a residential structure
- e. Monopole on a nonresidential lot
- f. Class II attachment in a public right of way

¹ The term “significant gap” will be interpreted in a subsequent Director's Rule after further research.

B. To demonstrate that the proposal meets Special Exception or Administrative Conditional Use Criteria, the applicant must, at the time of application, provide a map of the cellular provider's search ring, and all areas within 100 feet of the search ring, clearly showing the following:

1. zoning designations for all properties,
2. arterial and non-arterial streets,
3. all multifamily and nonresidential structures,
4. all existing and proposed minor communication utilities that would interact with the proposed minor communication utility, and
5. all alternate locations considered for the placement of the proposed minor communication utility. The applicant should also provide a separate document stating why each alternate location was not chosen.

C. To verify that the proposed minor communication utility is in the "least intrusive location," when requested by the Director, the applicant must provide comparable engineering data showing the service capabilities of the proposed minor communication utility if it were proposed at an alternate, less intrusive, location(s).

D. To verify that the proposed minor communication utility is the "least intrusive facility," when requested by the Director, the applicant must provide comparable engineering data showing the service capabilities of the proposed minor communication utility in alternate configurations at the proposed location, including but not limited to lower heights, alternate equipment and screening.

RULE TWO

To assist in making consistent decisions and recommendations regarding the siting of minor communication utilities, the Seattle City Light Superintendent provides the following interpretation of SMC Section 15.32.300C4a(iii), **"visual impacts of antennas and other attachments are reduced to a degree acceptable to the Superintendent"**:

In order to demonstrate that the visual impacts of a proposed Class II attachment are reduced to an acceptable degree, the applicant must comply with Subsections A.2 and A.3 and Sections B, C and D of Rule One, above.